

Project Narrative

Request to abandon the GLO easement along the west side of the 5 acre lot at the southwest corner of 124th and Shea (Williams estates lots 1, 2 & 3). Request to abandon the north 18 feet of the existing 33 feet GLO easement along the south side of the property described above. This would keep 15 feet for any potential future access to the parcels to the west.

This request for the GLO abandonment is unique for a couple of reasons. Unlike many other GLO easements, the easements do not provide access to any property owners that do not already have established access to existing paved streets. Both of these easements would require crossing through the an undisturbed area of the CAP retention basin and/or the 100 foot flood zone of a large 50cfs wash.

The south easement dead-ends into the Central Arizona Project canal and would have no use other than to provide access to the parcels to the west, which are all part of the federal governments land used for stormwater retention adjacent to the CAP canal. This federal property has existing direct access to Shea Boulevard. The property to the south is currently planned for a new single family home and does not need any additional access as it has existing direct access to 124th Street. I have met with these neighbors and they support my abandonment request. The 15 feet that would remain on my half has been determined by the COS Transportation Department and by the COS Trails Planner to provide more than adequate access to this retention basin if any access is desired in the future.

The adjacent GLO easement on the property to the west, known as Montacino McDowell Mountain, has already been abandoned by the City and is now blocked by a new wall and new structures. The properties to the south have existing direct access to existing paved streets and would need to cross a major wash to actually use this GLO Easement. This would result in a disturbance to the previously undisturbed section of the wash. In addition, this easement has been blocked by a block wall since, I believe, 1975.

In summary, the unique situation of having established access for all nearby properties and the CAP makes these easements unnecessary. However if neighborhood access (other than the existing access on Shea) to the federal retention basin is desired in the future that option is preserved by keeping the south 15 feet of the existing easement.